

17.12.010 – Purpose statements

Estate Residential Districts

A. RE-1 Single-Family Estate District

The purpose of the RE-1 Single-Family Estate District is to accommodate low-density residential development in newly annexed and/or semi-rural areas of the City. The minimum lot size in this district is fifty-four thousand four hundred and fifty (54,450) square feet, or one and one-quarter (1¼) acre, and permits semi-rural estate development characterized by dwellings surrounded by ample open space. Consistent with its semi-rural character, some single-family lots are large enough to accommodate agriculture and/or horse stables. The RE-1 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

B. RE-2 Single-Family Estate District

The purpose of the RE-2 Single-Family Estate District is to accommodate large-lot residential development in the City. The minimum lot size in this district is twenty-five thousand (25,000) square feet. The RE-2 District also provides for limited institutional uses compatible with surrounding residential neighborhoods. (Ord. 1988-Z-8 § 1.)

Suburban Residential Districts

C. RS-1 Low Density Suburban Single-Family Residential District

The purpose of the RS-1 Suburban Single-Family Residential District is to accommodate lowdensity single-family residential development in the City. The minimum lot size in this district is eighteen thousand (18,000) square feet. The RS-1 District also provides for limited institutional uses compatible with surrounding residential neighborhoods. (Ord. 1988-Z-8 § 1.)

D. RS-2 Suburban Single-Family Residential District

The purpose of the RS-2 Suburban Single-Family Residential District is to accommodate low to medium density single-family residential development in the City. This district primarily consists of post-World War II residential neighborhoods that have a suburban character. The minimum lot size in this district is eleven thousand (11,000) square feet. The RS-2 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

E. RS-3 Suburban Single-Family Residential District

The purpose of the RS-3 Suburban Single-Family Residential District is to accommodate medium density single-family residential development in the City. This district consists primarily of post-World War II residential neighborhoods with a suburban character. The minimum lot size in this district is eight thousand four hundred (8,400) square feet. The RS-3 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

F. RS-4 Suburban Single-Family Residential District

The purpose of the RS-4 Suburban Single-Family Residential District is to accommodate medium to high-density single-family residential development in the City. The minimum lot size in this district is six thousand six hundred (6,600) square feet. The RS-4 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

Traditional Residential Districts

G. RT-1 Traditional Single-Family Residential District

The purpose of the RT-1 Single-Family Residential District is to preserve moderate density singlefamily residential development in older neighborhoods of the City, and to accommodate new neighborhoods with a similar character. The minimum lot size in this district is eight thousand four hundred (8,400) square feet. The RT-1 District also provides for auxiliary dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.

H. RT-2 Traditional Single-Family Residential District

The purpose of the RT-2 Single-Family Residential District is to preserve medium density singlefamily residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The minimum lot size in this district is six thousand six hundred (6,600) square feet. The RT-2 District also provides for auxiliary dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.

I. RT-3 Traditional Single-Family Residential District

The purpose of the RT-3 Single-Family Residential District is to preserve higher density single-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The minimum lot size in this district is five thousand (5,000) square

feet. The RT-3 District also provides for auxiliary dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.

J. RT-4 Traditional Single- and Two-Family Residential District

The purpose of the RT-4 Traditional Single- and Two-Family Residential District is to preserve higher density single- and two-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The minimum lot size in this district is five thousand (5,000) square feet. This district is primarily located in older residential neighborhoods near the downtown area. The RT-4 District also provides for auxiliary dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.

Mixed and Multiple Family Residential Districts

K. RM-1 Mixed Medium Density Residential District

The purpose of the RM-1 Mixed Medium Density Residential District is to accommodate a mix of single-family, two-family and townhouse residential development in the City, at a maximum density of approximately eight (8) units per acre. The RM-1 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

L. RM-2 Medium Density Multi-Family Residential District

The purpose of the RM-2 Medium Density Multi-Family Residential District is to accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately ten (10) units per acre. The RM-2 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.

M. RM-3 General Residential District

The purpose of the RM-3 General Residential District is to accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.

Transitional Business Overlay District

N. BT Transitional Business Overlay

The purpose of the BT Transitional Business Overlay is to provide locations that mix residential and small-scale office, personal service and retail uses, yet maintain a single-family residential appearance and scale. The BT Overlay permits the conversion of single-family homes into office, service and retail uses within the Traditional Residential Districts. Such uses are limited in size and generate a modest amount of commercial traffic that does not adversely impact the adjacent residential neighborhoods. Where this district is located on an Arterial Street, site development shall be designed to minimize curb cuts. Construction of new non-residential buildings shall only be permitted if they are designed to have a single-family residential appearance in accordance with the Residential Architectural guidelines.